

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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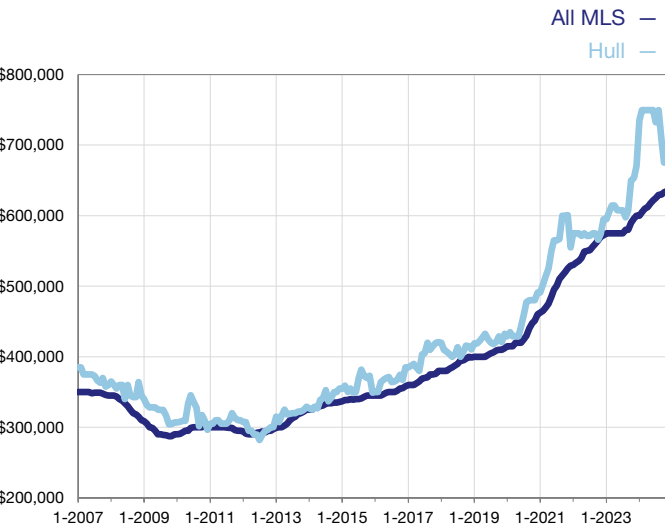
| Single-Family Properties | November | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 1 | 6 | + 500.0% | 76 | 79 | + 3.9% |
| Closed Sales | 4 | 7 | + 75.0% | 79 | 80 | + 1.3% |
| Median Sales Price* | \$818,000 | \$610,000 | - 25.4% | \$720,000 | \$672,000 | - 6.7% |
| Inventory of Homes for Sale | 19 | 19 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 2.7 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 78 | 62 | - 20.5% | 41 | 45 | + 9.8% |
| Percent of Original List Price Received* | 93.9% | 97.2% | + 3.5% | 98.9% | 95.9% | - 3.0% |
| New Listings | 9 | 5 | - 44.4% | 104 | 135 | + 29.8% |

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

| Condominium Properties | November | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 4 | 6 | + 50.0% | 43 | 43 | 0.0% |
| Closed Sales | 3 | 1 | - 66.7% | 46 | 37 | - 19.6% |
| Median Sales Price* | \$353,000 | \$550,000 | + 55.8% | \$401,000 | \$449,900 | + 12.2% |
| Inventory of Homes for Sale | 10 | 10 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 2.7 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 52 | 13 | - 75.0% | 46 | 44 | - 4.3% |
| Percent of Original List Price Received* | 89.1% | 101.9% | + 14.4% | 96.2% | 98.0% | + 1.9% |
| New Listings | 5 | 3 | - 40.0% | 61 | 59 | - 3.3% |

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

